

1001 UNIVERSITY DRIVE

STATE COLLEGE, PA | 16801

± 175 - 1,980 SF AVAILABLE | FOR LEASE



Kandy Weader | Luke Higgins

For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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OVERVIEW

There are four, unique, office spaces available in this quaint Frank Lloyd Wright Styled, office building with a total of six condos. The Prairie style of nature, craftsmanship, and simplicity is evident the moment you drive into the private parking lot surrounded by mature trees and a lush landscape. The property borders Walnut Springs/Lederer Park allowing for a quick break or lunchtime stroll through the park while still only being minutes from downtown. Each office has access to the outdoors through a courtyard, deck, or private entrance. The organic inspiration is carried through the interior of the building with neutral walls and floor coverings. Throughout the spaces are accents of brick walls and wood. The unique roof lines offer character with varying ceiling heights, and each condo has private restrooms and a kitchenette. This opportunity is attractively priced with gross leases.

Suite 3: A spacious, 4 office condo with high ceilings and a lovely patio. There is lots of storage space, as well as a skylight and a rear balcony. A kitchenette and a bathroom complete this lovely office as a total package workspace.

Suite 4: Another roomy condo with 3 offices and a cozy fireplace. This space comes with a large workroom, a kitchenette, bathroom, and an outdoor deck. Slightly larger than suite 3, this space is better equipped for a user with a need for a large open space.

Crow's Nest: The crow's nest is a unique space that has beautiful natural light that flows through the space as you enter the third floor. It can comfortably accommodate 2 desks and has a small deck overlooking the park-like setting. A brick wall and laminate wood floors gives this space a rustic feel.

Basement: The lower studio has an open-concept floor plan, which provides an opportunity for a modern free-flowing workspace. The space will have new LVT flooring and an urban feel with exposed ducting in the ceiling.

Contact us to schedule a showing to see all possible condos in this property.



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LOCATION

This property is on the prominent University Dr., in an excellent intermediary area between bustling downtown State College and the more relaxed suburban residential neighborhood just south of the university. With this prime location, you get easy access to the opportunities of the downtown area without the traffic, noise, and surplus of students. This property is a 5-minute drive from 322 and only 3 minutes from Atherton Street. Proximity to Walnut Springs Park, Lederer Park, and the Centre Hills Country Club give this property a very peaceful atmosphere.

PROPERTY HIGHLIGHTS

- Arts & craft-styled, office building
- Spacious office spaces from 175 sf to 1,980 sf
- Attractively priced gross leases
- Excellent location close to Penn State University but still quiet and peaceful
- Has a quaint common area with lots of natural light
- 12 parking spots available
- Balconies and patios for employees to enjoy
- 5-minute drive from both 322 and N Atherton
- 1 minute drive to Penn State University

DEMOGRAPHICS

	5 MILE	7 MILE	10 MILE
TOTAL POPULATION	87,085	99,500	122,879
TOTAL EMPLOYEES	33,705	35,535	43,342
AVERAGE HHI	\$101,162	\$107,042	\$106,153
TOTAL HOUSEHOLDS	32,392	35,644	45,638

TRAFFIC COUNTS: RT 322 ± 18,000 VPD | UNIVERSITY DRIVE ± 12,000 VPD

LEASE PRICES

Suite 3:

1,650 sf, \$2,250/month

Suite 4:

1,980 sf, \$2,550/month

Crow's Nest:

175 sf, \$750/month

Basement:

1,000 sf, \$1,250/month



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INTERIOR PHOTOS



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MARKET OVERVIEW



Colonnade at State College

- Target
- Wegmans
- KOHL'S
- petco
- five BELOW
- DICK'S SPORTING GOODS
- Michaels
- HomeGoods
- chico's
- LOFT
- USA BANK

Trader Joe's Plaza

- TRADER JOE'S
- OLD NAVY
- ULTA

North Atherton Place

- Walmart
- GameStop
- GNC
- DOLLAR TREE
- FIVE WELLS
- T Mobile

Northland Center

- TJ-maxx
- Panera BREAD
- weis
- DUNKIN'

Northland Center

- GIANT
- sweetFrog
- PET SUPPLIES PLUS

Penn State
±47,560 Students

PENN STATE UNIVERSITY

Site

About Bennett Williams



Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.



LISTING AGENTS:

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